

**ORDINANCE NO. 2005-74**  
**AMENDMENT TO ORDINANCE NO. 83-19**  
**NASSAU COUNTY, FLORIDA**

WHEREAS, on the 23<sup>rd</sup> day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a Comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and which Ordinance has been subsequently amended including Ordinance No. 97-19, adopted on the 28<sup>th</sup> day of July, 1997; and

WHEREAS, **ROBERT P. COOK**, the owner of the real property described in this Ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) to RESIDENTIAL, SINGLE FAMILY 2 (RS-2); and

WHEREAS, the Nassau County Planning and Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall Comprehensive Land Use Plan and orderly development of the County of Nassau, Florida, and the specific area.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida:

SECTION 1. PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from OPEN RURAL (OR) to

RESIDENTIAL, SINGLE FAMILY 2 (RS-2) as defined and classified under the Zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this Ordinance is owned by **ROBERT P. COOK**, and is described as follows:

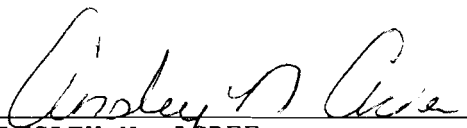
See Exhibit "A" attached hereto and made a part hereof by specific reference.

SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective upon its being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

ADOPTED this 24th day of October, 2005.

CERTIFICATION OF AUTHENTICATION  
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
ANSLEY N. ACREE  
Its: Chairman

ATTEST:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

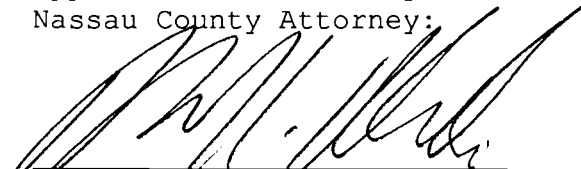
  
\_\_\_\_\_  
MICHAEL S. MULLIN

EXHIBIT "A"

A portion of the John Lowe Mill Grant, Section 42, Township 2 North, Range 27 East, Nassau County, Florida.

Said portion being more particularly described as follows: For a point of reference commence at a point where the South line of Section 9, Township and Range aforementioned intersects with the Westerly line of Section 42 aforementioned; and run North 03°19'57" East along said Westerly line and along the Westerly line of "Wide Road Acres", according to plat recorded in Plat Book 5, Pages 404, 405, and 406 of the Public Records of Nassau County, Florida, a distance of 3308.50 feet to where said Westerly line intersects the Westerly right-of-way line of Harts Road (an 80.0 foot right-of-way) being also the most Northerly corner of Lot 2, "Wide Road Acres" aforesaid, for the Point of Beginning.

From the Point of Beginning thus described continue North 03°19'57" East along the Westerly line of Section 42 aforementioned, a distance of 5654.96 feet; thence North 51°16'48" East departing said Westerly line, a distance of 231.60 feet; thence South 38°43'12" East, a distance of 690.40 feet; thence North 51°22'30" East, a distance of 567.70 feet to the Westerly right-of-way line of the CSX Railroad (a transitional right-of-way); thence South 14°20'26" East along said right-of-way, a distance of 2100.00 feet to where said right-of-way begins a 200.00 foot right-of-way; thence South 06°06'24" East along said right-of-way a distance of 3926.63 feet to where said right-of-way is intersected by the Northerly line of Lot 36, "Wide Road Acres" aforementioned; thence South 67°35'54" West along said Northerly line a distance of 395.04 feet more or less to the Southeasterly corner of Lot 1, "Wide Road Acres"; thence North 22°24'06" West along the Easterly line of said Lot 1, a distance of 150.0 feet to the Northeasterly corner of said Lot; thence South 67°35'54" West along the Northerly line of said Lot, a distance of 780.0 feet to the Easterly right-of-way line of Harts Road (an 80.0 foot right-of-way) aforementioned; thence North 22°24'06" West along said right-of-way, a distance of 616.85 feet to the beginning of a curve concave to the Easterly; thence South 67°35'54" West radial to said curve, a distance of 80.0 feet to the Westerly right-of-way line of said Harts Road; thence in a Northerly direction along said right-of-way and along the arc of a curve concave to the Easterly, having a radius of 840.0 feet and an arc distance of 108.04 feet to the Point of Beginning (the aforesaid arc has a chord distance of 107.96 feet that bears North 18°40'22" West). Containing 208.68 acres, more or less.

The foregoing described lands subject to a 100.0 foot right-of-way for road purposes into F.C.C.J. campus, right-of-way of Harts Road, and power line easement recorded in Official Records Book 110, Page 243, public records of Nassau County, Florida.